



Town of Medway
DESIGN REVIEW COMMITTEE
155 Village Street
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Update - July 11, 2019

TO: Medway Zoning Board of Appeals
FROM: Matthew Buckley, Chairman
RE: DRC Comments – 39 Main Street 40B development

Dear Mr. Stumpf and members of the Medway Zoning Board of Appeals,

The Medway Design Review Committee [DRC] is pleased to provide an updated comment letter regarding the proposed residential development at 39 Main Street. The DRC has continued discussions with architects Nick Griffin and Eric Samuelson from Cube 3 Studio regarding the designs of the buildings and site at 39 Main Street. The DRC reviewed updated plans created based on this correspondence on Monday July 1st and provides the following recommendations.

The attached document prepared by Cube 3 show renderings of the “C” shaped building that incorporate a more articulated architectural form as described in our previous letter. These drawing have been updated to include some additional details, such as stone cladding along portions of the base of the building. The DRC had requested that Cube 3 explore the application of these designs to different portions of the structure to most effectively break up the size and length of the building. This has been done and the DRC recommends Option 2.

The DRC believes this provides the most amount of visual break-up to the large building without creating a repetitive rhythm. The accompanying diagram illustrates the locations along the “C” shaped building that the various details will be incorporated. In Option 2, the Mansard roofline and associated trim is incorporated at the West end of the building and a section mid-way along the eastern portion of the building. The West end of the building, closest to the entryway, includes the most fully developed design. The Eastern section provides a hybrid of that on the West end, with its end portion featuring the stone cladding alone and the adjacent portion with mansard and associated trim but no stone cladding.

The DRC recommends that any stone cladding be in a form that relates to the stones and stonework commonly found in Medway. This includes stones in a variety of granite tones with shapes that are more round, as shown here. Any stone walls that are included on the grounds should also be of a similar format.



While a building of this size and format does not conform with the *Medway Design Guidelines*, the DRC is pleased with the progress that has been made on the architectural design and concludes that it has been brought more closely in line with those guidelines

A DRC member was present during the June 19th ZBA hearing where a landscape plan was presented. During that meeting a number of recommendations were made to improve the vegetated buffer. These included:

- Greater infill of four-season conifers along and at the end of the entryway and throughout the property.
- Wherever possible, to maintain existing mature trees.
- Areas of brushy unkept undergrowth should be groomed and fortified with mid-level four season screening.
- Water management areas should be naturalized and have a schedule of maintenance.

The landscape architect indicated that a more formal landscape plan was forthcoming. The DRC will gladly provide recommendations and feedback in a timely fashion when that plan is available.

The DRC respectfully submits these additional review comments for the Zoning Board of Appeals' consideration. As always, the DRC is available to discuss any of these points. We would welcome an opportunity to meet again with the developer and their design team to review any further revised design and offer additional comments.

Sincerely,

A handwritten signature in black ink that reads "Matthew Buckley". The signature is written in a cursive, flowing style.

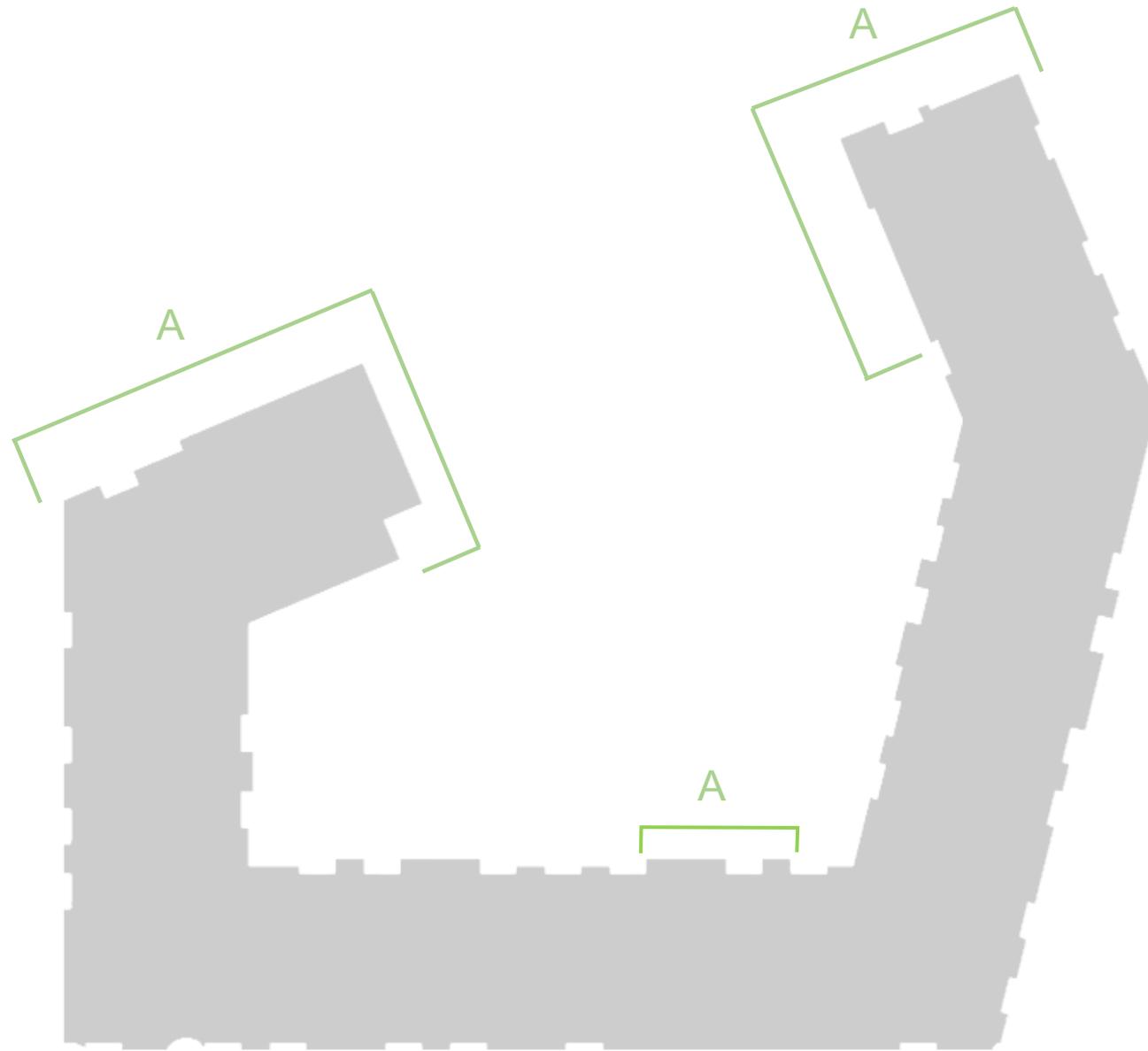
Matthew Buckley
Chairman



Main Street Medway | Updated Main Entry



Main Street Medway | Option 1

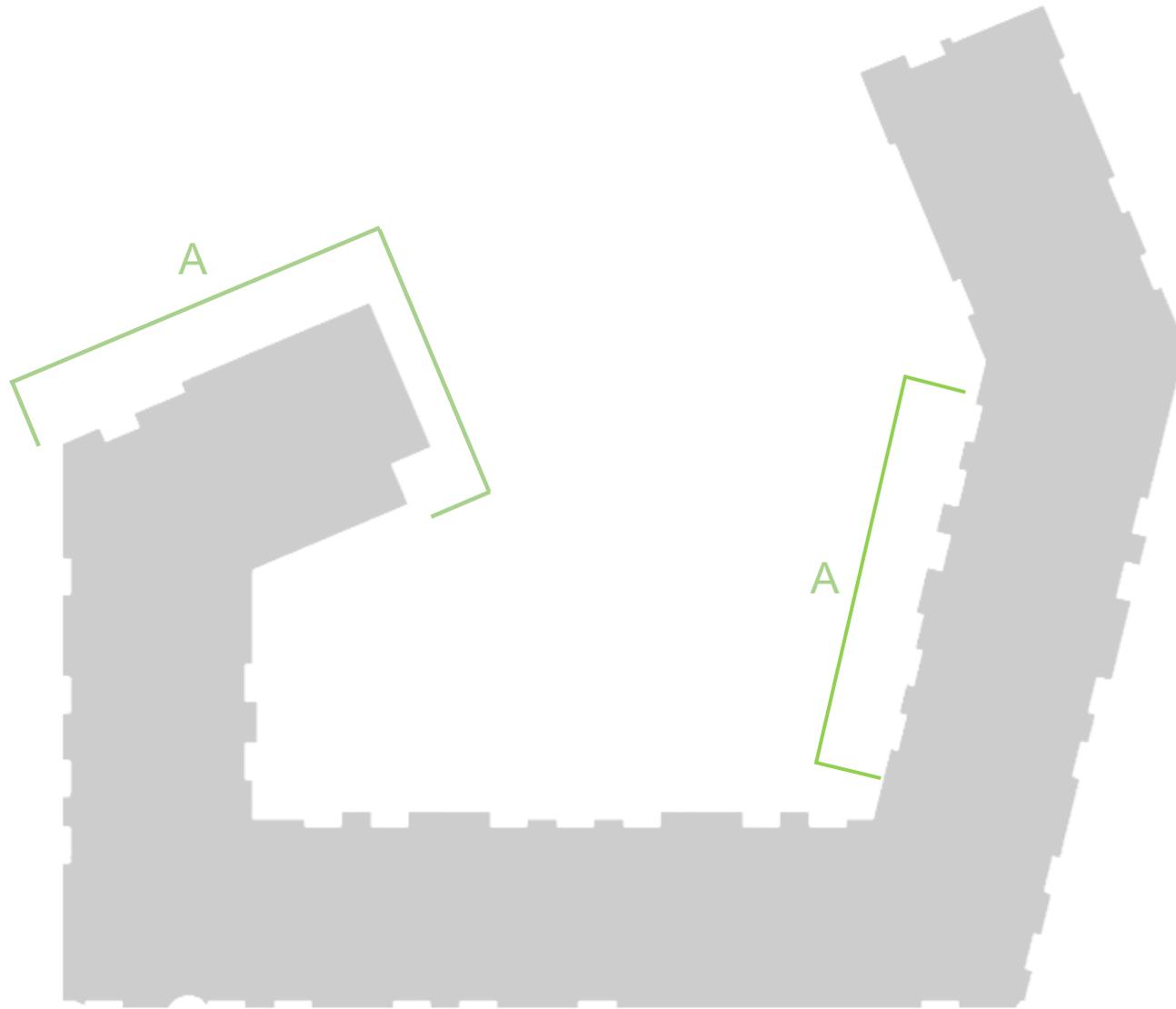


“A” stands for mansard roof treatment and stone base

Main Street Medway | Option 1



Main Street Medway | Option 2



“A” stands for mansard roof treatment and stone base

Main Street Medway | Option 2